



CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	09-21-10	AGENDA REQUEST NO:	VI-C
INITIATED BY:	JENNIFER A. MAY <i>jm</i> ASSISTANT TO THE CITY MANAGER	RESPONSIBLE DEPARTMENT:	CITY MANAGER'S OFFICE
PRESENTED BY:	MIKE HOBBS <i>mh</i> SPECIAL PROJECTS MANAGER	DEPARTMENT HEAD:	ALLEN BOGARD <i>AB</i> CITY MANAGER
		ADDITIONAL DEPARTMENT HEAD (S):	REGINA MORALES <i>rm</i> ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT / PROCEEDING:	CONSIDERATION AND ACTION ON RESOLUTION NO. 10-46 APPROVING THE SELECTION OF THE IMPERIAL REDEVELOPMENT/TRACT 3 SITE AS THE FINAL LOCATION FOR A MINOR LEAGUE BASEBALL STADIUM		
EXHIBITS:	RESOLUTION 10-46		
CLEARANCES		APPROVAL	
LEGAL:	JOE MORRIS <i>JDM</i> CITY ATTORNEY	EXECUTIVE DIRECTOR:	N/A
PURCHASING:	N/A	ASST. CITY MANAGER:	N/A
BUDGET:	N/A	CITY MANAGER:	ALLEN BOGARD <i>Allen Bogard</i>
BUDGET			
EXPENDITURE REQUIRED: \$		N/A	
CURRENT BUDGET: \$		N/A	
ADDITIONAL FUNDING: \$		0	
RECOMMENDED ACTION			
Staff recommends approval of Resolution No. 10-46 approving the selection of the Imperial Redevelopment /Tract 3 site as the final location for a minor league baseball stadium.			

EXECUTIVE SUMMARY

Over a decade ago, the City of Sugar Land established a vision consistent with the Comprehensive Plan for the creation of multiple destinations within the City to strengthen Sugar Land's overall economic stability. Progress on the entertainment facilities continued with the help of the Visioning Task Force in 2007 and was bolstered when voters overwhelmingly approved four ballot propositions in November 2008.

The City solicited statements of interest late in 2009 for the development of a minor league baseball stadium and entered into exclusive negotiations with Opening Day Partners (ODP) in February 2010. Additionally, at the same time the City executed a Letter of Intent with ODP in May 2010, work was ongoing to select the final stadium location. Since signing a Ground Lease with the University of Houston System at Sugar Land in 2005, however, new university leadership had begun to question the previously agreed upon uses. As a result of these questions, and in order to provide the City with the greatest economic benefit, the City initiated proposals for other ballpark sites and selected Imperial Sugar / Tract 3 as the preferred location in June 2010.

Having committed to residents during the November 2008 election that – no matter where the stadium was located – it would not negatively impact the quality of life in existing residential neighborhoods with regards to noise, lighting, traffic and public safety, several due diligence investigations have been completed.

On August 24, 2010, staff presented the results of the constructability analysis – including a geotechnical investigation, environmental assessment, and all studies indicated there were no negative issues. Additionally, as presented, the unofficial response from the Federal Aviation Administration on the initial submittals was positive.

Further, on September 7, 2010, staff detailed the final results of the quality of life impact studies – including noise, traffic, lighting and public safety. According to the results presented by consultants and City staff:

- The noise impact of the stadium will meet the City's existing noise ordinances, which were enacted in February 2010;
- There will be no impact from stadium lighting on any existing neighborhoods;
- All traffic impacts on existing neighborhoods will be mitigated with the planned internal roadway network and other improvements; and
- A security plan designed and implemented by the Sugar Land Police Department and in partnership with the stadium operator, Opening Day Partners, will ensure there is no negative public safety impact.

These results have also been shared with the public via press releases, on the website and through a speakers bureau, and a summary of the public input received will be shared with the City Council.

With the final due diligence results indicating the City will meet its commitment to ensuring the stadium will have no negative impact to the quality of life in existing residential neighborhoods, staff is recommending that the City Council approve a resolution selecting the Imperial Sugar / Tract 3 site as the final minor league baseball stadium location. Following approval of Resolution No. 10-46, the final Imperial Redevelopment Agreement amendment with Johnson Development will be brought to the City Council for approval in October.

EXHIBITS

RESOLUTION NO. 10-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS,
APPROVING THE SELECTION OF THE IMPERIAL REDEVELOPMENT / TRACT 3 SITE AS
THE FINAL LOCATION FOR A MINOR LEAGUE BASEBALL STADIUM.**

WHEREAS, the City of Sugar Land established a vision consistent with the Comprehensive Plan of creating destinations within the City to strengthen Sugar Land's overall economic sustainability over a decade ago; and

WHEREAS, a Visioning Task Force created in 2007 outlined minor league baseball as a preferred entertainment venue; and

WHEREAS, the City of Sugar Land committed that no entertainment venue would have a negative impact on the quality of life in existing residential neighborhoods with respect to noise, lighting, traffic or public safety; and

WHEREAS, the City of Sugar Land committed that no entertainment venue would be funded by an increase in property or sales taxes; and

WHEREAS, the City Council selected the Imperial Redevelopment / Tract 3 site as the preferred location on June 22, 2010, pending the outcome of due diligence investigations; and

WHEREAS, the City Council reviewed the final due diligence reports on September 7, 2010, and found that there would be no negative impact to the quality of life in existing residential neighborhoods if the stadium were placed at the preferred location; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

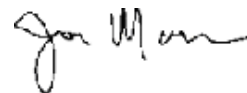
Section 1. That the City Council selects the Imperial Redevelopment / Tract 3 site, generally shown in the attached proposed site map, as the final location for a minor league baseball stadium.

APPROVED on _____, 2010.

James A. Thompson, Mayor

ATTEST:

Reviewed for Legal Compliance:



Glenda Gundermann, City Secretary

